

127.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

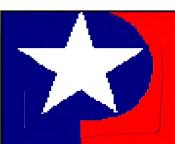
CARD ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,136,000 / 1,136,000

USE VALUE: 1,136,000 / 1,136,000

ASSESSED: 1,136,000 / 1,136,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38-40		COLEMAN RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SHELDON DANIEL K & SARAH B	
Owner 2: BRIDGES NICHOLAS & MCGIRR MARG	
Owner 3:	

Street 1: 38 COLEMAN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DRAY ISAAC &amp; JOANNE S -

Owner 2: -

Street 1: 1 CHARLES ST SOUTH

Twn/City: BOSTON

St/Prov: MA Cntry

Postal: 02116

**NARRATIVE DESCRIPTION**

This parcel contains .107 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2633 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4661		Sq. Ft.	Site		0	70.	1.20	8									391,880						391,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4661.000	739,400	4,700	391,900	1,136,000		82029
							GIS Ref
							GIS Ref
							Insp Date
							04/14/18

PREVIOUS ASSESSMENT								Parcel ID	127.0-0004-0007.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	739,400	4700	4,661.	391,900	1,136,000		Year end	12/23/2021
2021	104	FV	704,900	4700	4,661.	391,900	1,101,500		Year End Roll	12/10/2020
2020	104	FV	702,200	4700	4,661.	391,900	1,098,800	1,098,800	Year End Roll	12/18/2019
2019	104	FV	569,300	4700	4,661.	391,900	965,900	965,900	Year End Roll	1/3/2019
2018	104	FV	393,500	4700	4,661.	347,100	745,300	745,300	Year End Roll	12/20/2017
2017	104	FV	369,500	4700	4,661.	291,100	665,300	665,300	Year End Roll	1/3/2017
2016	104	FV	369,500	4700	4,661.	291,100	665,300	665,300	Year End	1/4/2016
2015	104	FV	330,100	4700	4,661.	251,900	586,700	586,700	Year End Roll	12/11/2014

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DRAY ISAAC & JO	1514-38		8/22/2017		1,050,000	No	No				
	997-101		5/1/1985		198,400	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/24/2018	89	Solar Pa	43,520						9/23/2021	Mail Update	MM	Mary M											
									4/14/2018	Inspected	BS	Barbara S											
									4/6/2018	MEAS&NOTICE	CC	Chris C											
									12/24/2008	Measured	294	PATRIOT											
									12/16/1999	Mailer Sent													
									12/6/1999	Measured	264	PATRIOT											
									12/1/1981		CM												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

